

Minutes of the Plan Commission – Town of Spring Green

January 14, 2020 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Barb Ramsden, Jim Schmitt, Carol Schmitt, Nick Urumglu, Darrah Tomas, Eric Tomas, Jim Sprecher, Carol Sprecher, Pam Kruschke, Mike Andrews, Ted Greenheck, Lisa Meixelsperger, Nathan Meixelsperger, Derek Yapp, and Trisha Yapp

1. Meeting called to order by Iausly at 7:35 pm.

2. Roll call Plan Commission members present: Fred Iausly, Nate Robson, Michelle Thomas, Carla Carmody, David Mack; excused: none; absent: none

3. Iausly attested that proper public notice had been made.

4. Motion to approve minutes of the Dec 10, 2019 meeting by Mack, seconded by Thomas. Motion carried.

5. Motion approving agenda as posted by Robson, seconded by Carmody. Motion carried.

6. Public comment: Mr. Andrews stated that he would like to have a sidewalk or bike path built from the Pines to Spring Green.

7. Updates & Communications: None.

8. Business Items:

a. CSM: Presentation by Nate and Lisa Meixelsperger on a CSM to combine lots 12, 13, and 14 of Block 9 of the W.W. Kitchens Addition to Lone Rock, and the southerly 34 feet of vacated Richland Road adjacent to said lots, into a single lot. Discussion/Citizen Input/Possible Action.

Mr. Greenheck explained the combination of these three lots. Thomas asked if there were any structures on any of these lots and Mr. Greenheck stated that there were not. Iausly and Mr. Greenheck explained a bit of the history in this area, including the street vacation and the long process of cleaning up of some of the land records in this area. Motion to recommend to the Town Board approval of this CSM to the Town Board by Robson, seconded by Thomas. Motion carried.

b. Rezone: Petition submitted by Jim and Carol Schmitt to rezone parcels in the Tall Pines subdivision, located on Kennedy Road from Single Family Residential (SFR) district to Agricultural (AG) district. Discussion/Citizen Input/Possible Action.

Plan Commission members began by discussing the key facts from the Public Hearing. In that discussion, Iausly reminded the members that there are actually three possible actions to consider:

1. Recommend rezone of all 8 lots to Agricultural.
2. Recommend spot rezone to Agricultural for only the lots whose owners desire this.
3. Recommend to keep these lots zoned Single Family Residential, thereby denying this request to rezone.

Each Plan Commission member shared their thinking and their reasoning behind their thinking. In summary, the two key facts behind the reasoning were:

1. There is one landowner owner who bought his lot precisely because it was zoned Single Family Residential.
2. There is a history of problems from when the Town had exercised spot rezoning in the past.

It is also noteworthy that the Plan Commission had discussed how rezoning these lots would make sense for the following reasons:

1. These 8 lots are large enough that Agricultural zoning would make more sense than some of the other lots in the Town that are much smaller but zoned Agricultural.
2. These large 8 lots are next to a subdivision that is zoned Agricultural but made up of many lots much smaller than these 8 lots.

Motion to recommend to the Town Board to keep these lots zoned Single Family Residential thereby denying this request by Mack, seconded by Thomas. Motion carried unanimously.

9. Next Meeting Date: February 11, 2020 at 7:00 pm

10. Adjournment: Motion to adjourn by Robson, seconded by Thomas at 7:52 pm. Motion carried.

(Dave Mack, Secretary)

(Fred Iausly, Chairperson)